

Carol Lumb - Shoreline Plan

From: "Mark Elliott"
To: ,
Date: 08/26/2008 4:17 PM
Subject: Shoreline Plan
CC: "Peter Davis" , "Aubrey and Retta"

Dear Ms. Lumb and Mr. Pace,

I am the CFO for Gaco Western and GWI Realty, tenants and owners of the property at 18700 Southcenter Parkway. Our business has been in the city of Tukwila for over 30 years. We have recently found out about the Tukwila Shoreline Master Program that is currently being considered by the city. The owners of the property and I have many concerns about the proposed regulations.

1. We were never notified of the Planning Commission public hearing on August 28th. As an owner of property in the program zone, it would only be right for us to receive notice of these hearings.
2. The negative impact on the value of our property and that of everyone else impacted by the program will be large. The proposed Program threatens the financial stability and plans of many landowners.
3. The proposed Program is an unfair and possibly illegal taking without any compensation to the landowners.
4. Properties will be re-valued for property tax purposes therefore impacting revenue the city depends on to provide community services.
5. The process is moving too quickly. I understand that the city has until December 2009 to implement a plan, but for some reason has fast tracked the process. This is a very complex issue, one that is difficult for laymen to understand and grasp. Allowing time for proper review and meaningful public input is imperative to reaching consensus on a program that is fair to landowners.
6. Many of the proposed development standards are onerous and have a significant negative impact on the value of our properties: public access, parking restrictions, height restrictions, landscaping requirements, etc.
7. Should anything happen to our building we would have to relocate as our current building could not be rebuilt within the guidelines of the proposed Program.

We ask that you do the following:

1. Provide additional forums and hearings for public comment and input.
2. Set up a citizens advisory board that deals directly with the city to develop a program that is good for all parties involved as well as the environment without negatively impacting the value and use of our property.

In closing I hope that the city will do the right thing by allowing the public proper time to comment and work with the city so that everyone comes out ahead when the Shoreline program is finalized. Otherwise it feels like a very unfair process for landowners.

Thank you for your consideration. Please confirm receipt of this e-mail.

Mark

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EXHIBIT 4 **DATE** 8/26/08
PROJECT NAME
SMP Update
FILE NO LO6-088